



GRASSROOTS
REALTY GROUP

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25 Macewan Glen Close NW
Calgary, Alberta

MLS # A2254247



\$460,000

Division:	MacEwan Glen		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,166 sq.ft.	Age:	1981 (44 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Enclosed, Parking Pad, RV Access/Parking, RV Gated, Tandem		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Corner Lot, Cul-De-Sac, Few Trees, Front Yard, Landscaped, Rec		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Vinyl Windows		

Inclusions: None

Well maintained 2 Storey home, corner lot on quiet streets, w/ 2 very spacious bedrooms (potential for 3rd in basement), and 1.5 bath. 1166sqft of developed living space with the potential of an additional 494sqft in basement. Bright spacious interior w/ large windows allowing for maximum natural light, fireplace is gas assist/wood burning with floor to ceiling rich wood paneling. Recent renovations/upgrades include most windows (inc. kitchen sliding doors), laminate floor, furnace inspected regularly and new flame sensor installed 2019, roof 2008. Beautifully kept large, 3940sqft fenced yard with parking pad for 2-3 vehicles or RV all inside fence line, substantial 16'x7' deck with BBQ gas line/hook-up. Close to schools, shopping, cafes/restaurants, transit, Nose Hill Park, downtown, and major thoroughways for out of town/mountain retreats. Book your showing today!